

**HEARING DATE:** November 10, 2016  
**TIME:** CONSENT

**TO:** Placer County Planning Commission  
**FROM:** Development Review Committee  
**DATE:** November 10, 2016  
**SUBJECT:** CISCO GROVE SUBDIVISION  
EXTENSION OF TIME –TENTATIVE SUBDIVISION MAP (PSUB 20040093)  
PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION  
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

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**COMMUNITY PLAN AREA:** Placer County General Plan

**GENERAL/COMMUNITY PLAN DESIGNATION:** Rural Residential, 1 - 10 AC MIN

**ZONING:** RF-B-X 2.5 (Residential Forestry, combining minimum Building Site of 2.5 acres)

**ASSESSOR PARCEL NUMBERS:** 066-070-047-000

**STAFF PLANNER:** Christopher Schmidt, Senior Planner

**LOCATION:** North side of Hampshire Rocks Road, north of Interstate 80, in the Cisco Grove area.

**APPLICANT:** Qwodo LLC & McTanus LLC

**PROPOSAL:**

The applicant is requesting approval of a two-year Extension of Time for a previously approved Vesting Tentative Subdivision Map for the Cisco Grove subdivision (PSUB 20040093). The applicant requests the extension to record the Final Map. This is the project's third request for an Extension of Time and would allow the Tentative Map to remain valid through September 27, 2018.

**CEQA COMPLIANCE:**

A Mitigated Negative Declaration (EIAQ-3765) was prepared for this project and approved on June 24, 2004. No changes have occurred in the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request. The Planning Commission must make a finding to this effect.

**PUBLIC NOTICES AND REFERRAL FOR COMMENTS:**

Public notices were mailed to property owners of record within 300 feet of the project site. A public hearing notice was also published in the *Sacramento Bee* newspaper. Community Development Resource Agency staff and the Departments of Public Works and Facilities, Engineering & Surveying, Environmental Health, and Air Pollution Control District were transmitted copies of the project plans and application for review and comment. All County comments have been addressed and conditions have been incorporated into the staff report. No public comments have been received.

**BACKGROUND:**

On June 24, 2004, the Planning Commission approved a Tentative Subdivision Map (PSUB 20040093) and adopted a Mitigated Negative Declaration (EIAQ-3743) for the Cisco Grove Subdivision. The approved subdivision allowed for the creation of 24 lots, 18 of which were to be adjusted to adjoining parcels and a 7.22 acre non-valid building site planned to be constructed in four phases.

On September 13, 2007, the applicant returned to the Planning Commission to request a 2-year extension of time for completion of the subdivision map, a modification to the subdivision to allow for 14 residential lots and a 17.81 acre non-valid building site, and to allow for a two-phased development instead of four. This request was approved and established a new expiration date of September 27, 2009.

During the two-year extension of time that was granted by the Planning Commission in 2007, the Tentative Subdivision Map has been granted several automatic extensions by the state through Senate Bill 1185 (1-year automatic extension) and Assembly Bills 333, 208, and 116 (consecutive 2-year automatic extensions). Collectively, the Senate Bill and Assembly Bills established an extended expiration date of September 27, 2015.

On November 5, 2015, the Planning Commission approved a one-year Extension of Time, bringing the current expiration date to September 27, 2016. The applicant applied for an extension prior to the September 27 expiration date.

**SITE CHARACTERISTICS:**

The project is located on the north side of Interstate-80 in the Cisco Grove area, with Hampshire Rocks Road generally bisecting the project site east to west. The southern portion of the project site is bordered by and contains the South Fork of the Yuba River and contains riparian habitat, which includes a significant stand of cottonwoods that represents what is known as the original "Cisco Grove" and is located within Placer County's Gould Park Cisco Grove. The riparian zone transitions to typical sierra coniferous forest on the north side of Hampshire Rocks Road. The topography of this area is relatively flat, with slopes of 5 percent near the Yuba River. These slopes increase in intensity further to the north, with some areas near the northern perimeter of the project site exceeding 30 percent. Much of the site was previously developed in the 1930's with small cabins and recreational commercial uses.

**Hazards**

The proposed project would result in the development of residential units in a wooded area that contains the potential for wildfire danger. The project site is located within the Very High Fire Hazard Severity Zone of the State Responsibility Areas, and, as such, is subject to fire protection regulations established by the State Board of Forestry.

Consistent with these requirements, the project has the following conditions that reduce the risk of wildfire hazards and reduce impacts related to wildfire hazards to a less than significant level:



7. Install 10,000 gallons of water storage at a site or sites approved by DPW and the fire district (Ref. Article 16.04, formerly Chapter 19, Subchapter 2, Placer County Code). The fire protection facilities shall be maintained by the Homeowner's Association.
33. Submit a letter from California Department of Forestry (CAL FIRE) or the local fire authority having jurisdiction to the Engineering and Surveying Department. Conditions, Covenants, & Restrictions (CC&Rs) shall include notification to future lot owners that said regulations include provisions applicable to residential construction.

As of January 1, 2013, Senate Bill 1241 requires that the legislative body of a county make three specific findings before approving a tentative map or a parcel map for which a tentative map was not required, for areas located in a state responsibility area or a very high fire hazard severity zone, as defined. New findings are found at the end of the staff report.

#### **Existing Land use and Zoning**

Location	Land Use	Zoning
Site	Rural Residential	RF-B-X 2.5 AC MIN
North	Agriculture/Timberland	FOR 80 AC MIN
South	Rural Residential	RS-AG-B-40
East	Agriculture/Timberland	FOR 80 AC MIN; RF-B-X 40 AC MIN
West	Rural Residential; Agriculture/Timberland	FOR; RS-AG-B-40; RF-B-X 2.5 AC MIN

#### **DISCUSSION OF ISSUES:**

The applicant is requesting an Extension of Time due to the slow recovery of market conditions resulting from the 2008 economic recession, which affected the applicant's ability to complete improvement plans for Phase Two and record a final map.

It is staff's opinion that a two-year Extension of Time is sufficient to complete improvement plans and record a final map. This request would be consistent with Placer County Code Section 16.12.120 (C) which allows the granting authority to allow an extension of time for two years. Granting of the Extension of Time would establish a new expiration date of September 27, 2018.

#### **RECOMMENDATION:**

The Development Review Committee recommends that the Planning Commission approve the two-year Extension of Time request for the Cisco Grove subdivision (PSUB 20040093) in reliance on the previously adopted Mitigated Negative Declaration and Conditions of Approval, subject to the following findings:

#### **FINDINGS (Extension of Time):**

##### CEQA

1. A Mitigated Negative Declaration (EIAQ 3765) was originally adopted for the project on June 24, 2004. The Planning Commission finds that no changes have occurred to the project or to existing circumstances that would warrant additional environmental analysis for the Extension of Time request.

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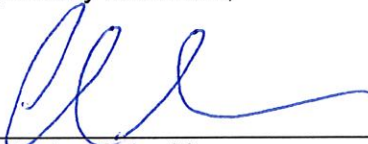
Extension of Time

1. No changes are being proposed to the project from the manner in which it was originally reviewed and approved;
2. No change of conditions or circumstances have occurred with the Cisco Grove project that would have been grounds for denying the original application;
3. The applicant has not been diligent in pursuing implementation of the project by undertaking reasonable efforts to satisfy the Conditions of Approval, but was prevented from pursuing implementation of the project by the slow recovery of the economic and housing conditions following the 2008 Recession; and,
4. An extension of the expiration date for the tentative map is consistent with the objectives, policies, general land use and programs as specified in the Placer County General Plan and will not be detrimental to the orderly development of the County or to the general public health, safety, or welfare.

SB 1241 – Fire

1. The design, location and associated improvements of each proposed parcel resulting from approval of the proposed Tentative Subdivision Map as a whole are consistent with regulations adopted by the State of California pursuant to PRC 4290 (defensible space) and 4291 (clearance requirements). Each proposed parcel will be subject to the California Department of Forestry defensible space requirements of creating 100 feet of defensible space around every building or structure that is used for support or shelter of any use or occupancy. These requirements will be enforced by the Truckee Fire Protection District and the California Department of Forestry.
2. Structural fire protection and suppression services will be available to the proposed parcels. Services will be provided by the Truckee Fire Protection District and, where necessary, the California Department of Forestry and fire protection. As required for new projects, a "Will Serve" letter from the Truckee Protection District must be provided to the Placer County Development Review Committee prior to approval of improvement plans for the project.
3. To the extent practicable, ingress and egress onto/out of the proposed parcels meet the regulations for road standards for fire equipment access adopted per PRC 4290 and any local ordinance.

Respectfully submitted,

  
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Christopher Schmidt  
Senior Planner



**ATTACHMENTS:**

Attachment A – Vicinity and Zoning Map

Attachment B – Site Plan

Attachment C – Recommended Conditions of Approval

Attachment D – Previously Approved Mitigated Negative Declaration (EIAQ #3765)

Attachment E – Mitigation Monitoring Program

**cc:**

Applicant – Andregg Geomatics for Qwodo, LLC and McTanaus, LLC

EJ Ivaldi – Deputy Planning Director

Karin Schwab – County Counsel

Lisa Carnahan - Parks Division

Angel Green – CDRA/Air Quality

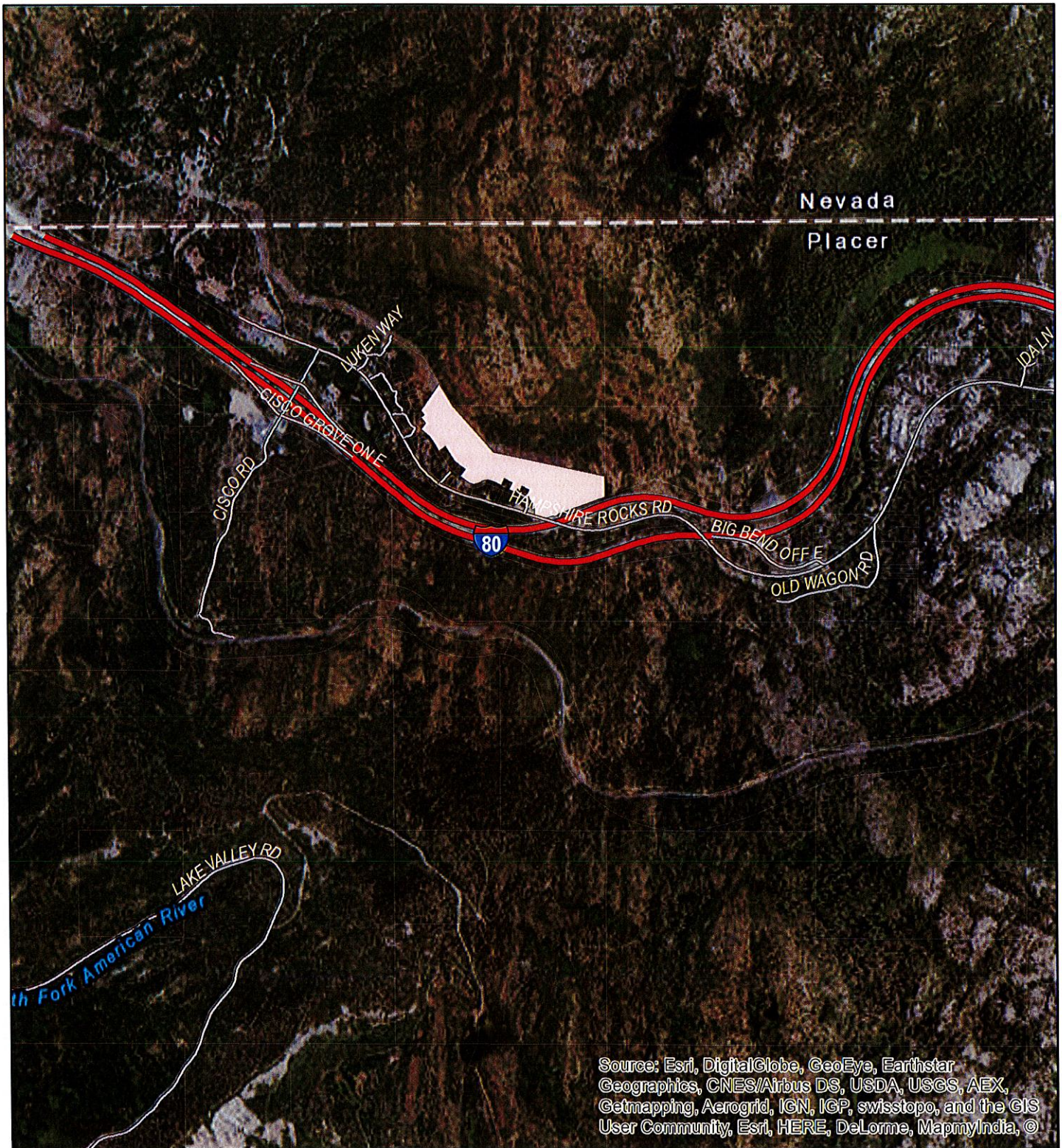
Stephanie Holloway– Public Works

Laura Rath - Environmental Health Services

Rebecca Taber – Engineering and Surveying Division



# Gould / Cisco Grove Subdivision Project Location



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## LEGEND

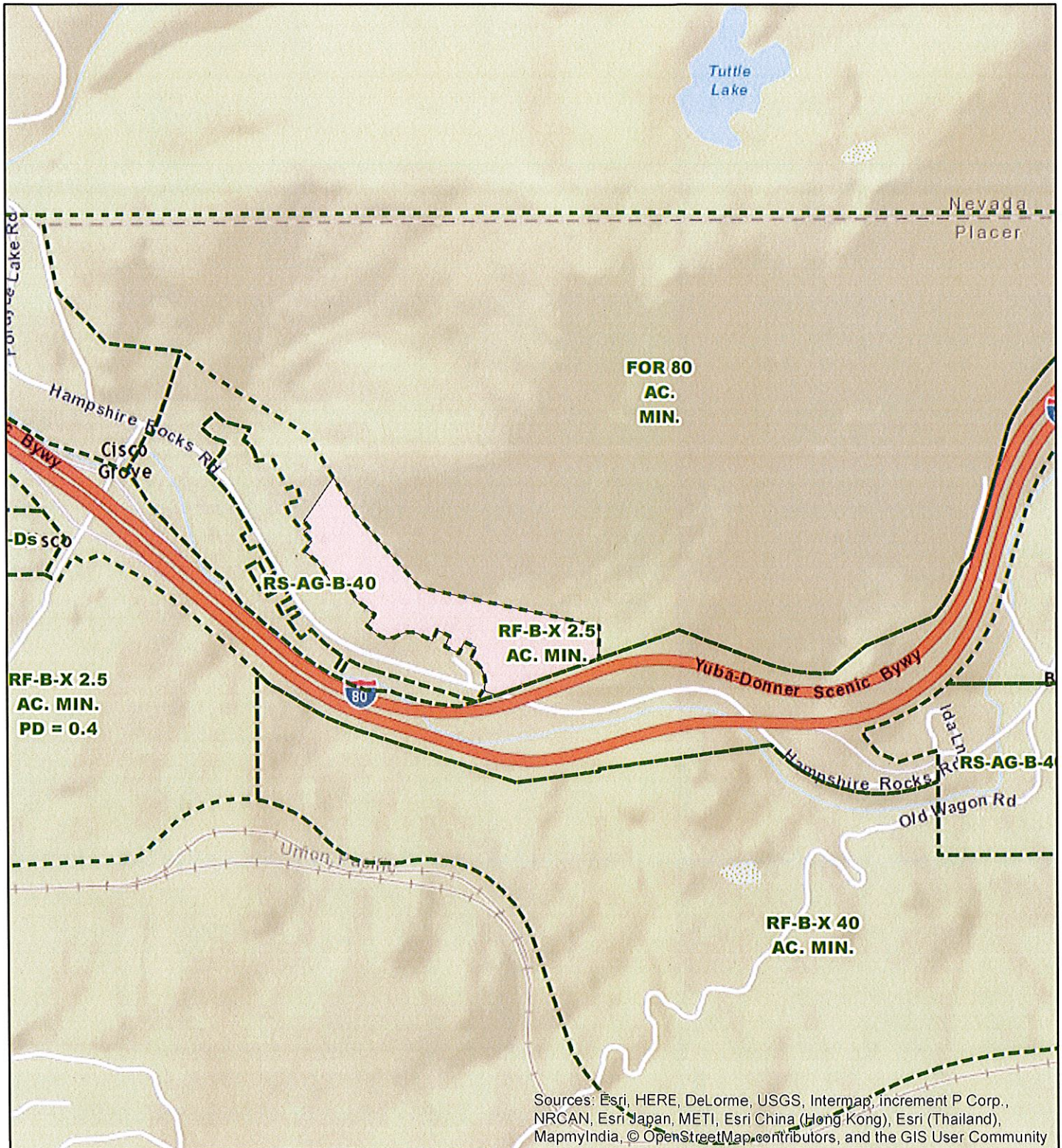


Gould Cisco Grove Location

Parcels



# Gould / Cisco Grove Subdivision Zoning

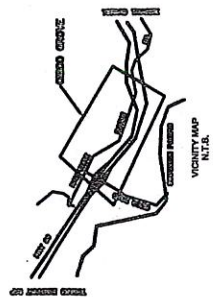


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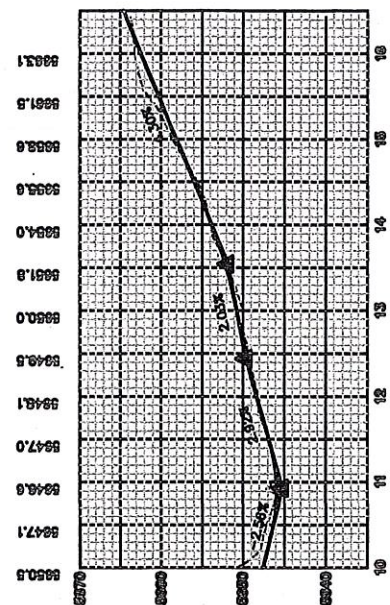
## LEGEND

Gould Cisco Grove Location  Zoning





VERTING TENTATIVE MAP FOR  
**GOULD/CISCO GROVE**  
A PORTION OF  
THE N1/2 OF SEC 28 T.17 N., R.15 E., M.D.M.,  
PLACER COUNTY, CALIFORNIA  
SCALE: 1"=100' SEPTEMBER 1, 2015







**RECOMMENDED CONDITIONS OF APPROVAL - MAJOR  
SUBDIVISION -  
"CISCO GROVE SUBDIVISION" (PSUB T20040093)**

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***THE FOLLOWING CONDITIONS SHALL BE SATISFIED BY THE APPLICANT, OR AN AUTHORIZED AGENT. THE SATISFACTORY COMPLETION OF THESE REQUIREMENTS SHALL BE DETERMINED BY THE DEVELOPMENT REVIEW COMMITTEE (DRC), COUNTY SURVEYOR, AND/OR THE PLANNING COMMISSION.***

1. This subdivision is approved in 2-two phases as follows:

**Phase 1:** To the south of Hampshire Rocks Road (parcel 066-070-048), create 5-five lots with the intention that the lots will be sold to the owners of the 5-five adjacent lots and one+1 lot to conform to current zoning standards.

**Phase 2:** To the north of Hampshire Rocks Road (parcel 066-070-047), create 5-five new lots, accessed via a new road to be constructed to County standards, including 4-four lots to meet minimum parcel size, and one lot at 17.81 acres.

On November 5, 2015 the Planning Commission approved a one year Extension of Time for completion for Phase 2 improvement plans. (Condition 1 and 43 were modified)

On November 17, 2016 the Planning Commission approved a two year Extension of Time for completion for Phase 2 improvement plans. (Condition 1, 21, 22, and 43 were modified)

2. The following Condition #'s ip3, 8, 14, 15, 20, 25, 26; g2, 7; rt10, 19; mc10 and ep1 apply to this project as printed in *Placer County Land Development Departments' Sample Conditions*, Volume 7, Number 2, dated August 8, 2001, as listed in condition 2 A) thru M) below:

A) Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area. (CR/MM) (DPW)

B) All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29), Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a  
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member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the DPW.

Submit to the DPW a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body. **(SR/CR)** (DPW)

C) Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and to the satisfaction of DPW. These facilities shall be constructed with subdivision improvements and easements provided as required by DPW. Maintenance of these facilities shall be provided by the homeowners' association. **(CR/MM)** (DPW)

D) **ADVISORY COMMENT:** This project is subject to construction-related storm water permit requirements of the Federal Clean Water Act National Pollutant Discharge Elimination System (NPDES) program. Any required permits shall be obtained through the State Regional Water Quality Control Board or EPA. **(FR/SR)** (DPW)

E) Provide the DPW with a letter from the appropriate fire protection district describing conditions under which service will be provided to this project. Said letter shall be provided prior to the approval of Improvement Plans, and a fire protection district representative's signature shall be provided on the plans. **(CR)** (DPW)

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F) An agreement shall be entered into between the developer and the utility companies specifically listing the party(ies) responsible for performance and financing of each segment of work relating to the utility installation. A copy of this agreement or a letter from the utilities stating such agreement has been made shall be submitted to the DPW prior to the filing of the Final Map(s). Under certain circumstances, the telephone company may not require any agreement or financial arrangements be made for the installation of underground facilities. If so, a letter shall be submitted which includes the statement that no agreement or financial arrangements are required for this development. **(CR)** (DPW)

G) Install cable TV conduit(s) in accordance with company or County specifications, whichever are appropriate. **(CR)** (DPW)

H) Any proposed subdivision grading beyond that necessary for construction of streets, utilities, and drainage improvements (*i.e.*, mass grading, residential pad grading) must be approved by DRC prior to approval of project Improvement Plans. The intent of this condition is to allow detailed DRC review of lot or contour grading impacts, and to ensure that grading activities do not exceed those indicated on the preliminary grading plan for this project. Grading plans, of a suitable scale and providing specific engineering detail, including limits of grading, identification of trees, existing and proposed contours, drainage patterns, etc., shall be prepared and submitted for DRC review. If grading, beyond that indicated on the preliminary grading plan, and/or environmental documents is proposed with subdivision construction, the matter shall be referred back to the Planning Commission for consideration. **(CR)** (DPW/PD)

I) If blasting is required for the installation of site improvements, the developer will comply with applicable County Ordinances that relate to blasting and use only State licensed contractors to conduct these operations. (DPW)

J) On lots where subdivision roadway cuts/fills exceed 4 feet in vertical height (as measured from finished road grade) or driveway grades would exceed 12% at any reasonable access location, the driveways shall be shown on the Improvement Plans and constructed with subdivision improvements, or specific development standards for that lot shall be established for inclusion in the Development Notebook and with appropriate CC&R restrictions and notification to the satisfaction of DRC. Said driveways shall have a paved width of not less than 10 feet, a minimum structural section of 2 inch AC/4 inch AB, and shall extend from the roadway edge not less than 50 feet into the lot, or as deemed appropriate by the DPW. These driveways shall be constructed such that the slope between the street and building site does not exceed 16%, or as otherwise approved by the servicing fire district and the DPW. **(CR/MM)** (DPW)

K) Proposed road names and alternatives shall be submitted to the local postal authority for written comments and shall be approved by the DPW prior to Improvement Plan approval. **(CR)** (DPW)

L) During project construction, staking shall be provided pursuant to Section 5-1.07 of the County General Specifications. **(CR)** (DPW)

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M) The applicant shall prepare and submit to the Department of Public Works (DPW), a Final Subdivision Map which is in substantial conformance to the approved Tentative Map in accordance with Chapter 16 (formerly Chapter 19) of the Placer County Code; pay all current map check and filing fees. (SR/CR) (DPW)

## IMPROVEMENT PLANS

3. Phase 2 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the DPW for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.

**ADVISORY COMMENT:** Conceptual landscape plans submitted prior to project approval may require modification during the Improvement Plan process to resolve issues of drainage and traffic safety. (SR/CR/MM) (DPW)

**ADVISORY COMMENT:** Technical review of the Final Map shall not commence until the Improvement Plans are approved by the DPW. (CR)(DPW)

The applicant shall provide five copies of the approved Tentative Map and two copies of the approved conditions with the plan check application.

4. Prepare and submit with the project Improvement Plans, (at the time Phase 2 is developed) a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall

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propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: Minimizing drainage concentration from impervious surfaces, construction management techniques, erosion protection at culvert outfall locations, filter fabric fencing, grass lined swales, rock flow spreaders, revegetation and landscaping. **(CR/MM) (DPW)**

5. Show the limits of the 100-year flood plain for the South Fork of the Yuba River on the Improvement Plans and Informational Sheet(s) filed with the Final Map(s) and designate same as a building setback line unless greater setbacks are required by other conditions contained herein. **(CR/MM) (DPW)**

6. Show finished house pad elevations 2 feet above the 100-year flood plain line (or finished floor 3 feet above) for Lots 21 and 25 on the Improvement Plans and Informational Sheet filed with the Final Map. Pad elevations shall be certified by the project engineer on "As-Built" plans submitted to the DPW following project construction. Benchmark elevation and location shall be shown on the Improvement Plans and Informational Sheet to the satisfaction of DRC. **(CR/MM) (DPW)**

7. Install 10,000 gallons of water storage at a site or sites approved by DPW and the fire district (Ref. Article 16.04, formerly Chapter 19, Subchapter 2, Placer County Code). The fire protection facilities shall be maintained by the Homeowner's Association.

An alternative means of meeting fire protection requirements is permitted providing the serving fire entity has provided the County with written notice that alternative methods have, or will be, provided for the development to the satisfaction of the fire entity. A clearance letter, issued by the serving fire entity or the signature of the entity on the Improvement Plans, will be deemed by Placer County to be conclusive evidence of the fire district's concurrence with the planned fire protection improvements. Such clearance letter or plan sign-off is required prior to Improvement Plan approval. **(CR) (DPW)**

8. Phase 2 Submit to DPW, for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- A) Road, pavement, and parking area design
- B) Structural foundations, including retaining wall design (if applicable)
- C) Grading practices
- D) Erosion/winterization
- E) Special problems discovered on-site (*i.e.*, groundwater, expansive/unstable soils, etc.)

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F) Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, would lead to structural defects, additional investigations, prior to issuance of Building Permits, may be required for subdivisions. This shall be so noted in the CC&Rs and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report. **(SR/CR/MM) (DPW)**

## **ROADS/TRAILS**

9. Construct subdivision road(s) on-site to a Rural Minor (Plate 2 LDM) standard. The road(s) and storm drainage shall be maintained by the Homeowner's Association. All subdivision streets shall be designed to meet 25 mph design speed criteria, as specified in the latest version of the Caltrans *Highway Design Manual* unless otherwise approved by DPW. The roadway structural section(s) shall be designed for a Traffic Index of 5.0 (Ref. Section 4, LDM). **(CR) (DPW)**

10. Construct a public road entrance onto Hampshire Rocks Road to a Plate 27, LDM standard. The design speed of the roadway shall be 35 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW. **(CR) (DPW)**

## **PUBLIC SERVICE**

11. Provide to DRC "will-serve" letters from the following public service providers prior to Improvement Plan and Final Map approvals, as required:

- A) Pacific Gas & Electric Company
- B) Tahoe Truckee Sierra Refuse Collection Company

If such "will serve" letters were obtained as a part of the environmental review process, and are still valid, they shall not be required again. **(CR) (DPW)**

12. Prior to the approval of the Improvement Plans, provide the DRC with proof of notification (in the form of a written notice or letter) of the proposed project to:

- A) Tahoe Truckee School District
- B) The Placer County Sheriff's Office **(CR) (DPW)**

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## GENERAL DEDICATIONS/EASEMENTS

13. Provide the following easements/dedications on the Improvement Plans and Final Map to the satisfaction of the DPW and DRC: **(CR) (DPW)**

- a) An Irrevocable Offer of Dedication to Placer County for a 40 foot-wide highway easement (Ref. Chapter 16, formerly Chapter 19, Placer County Code) along on-site subdivision roadways for road and utility purposes. Said roads shall be privately maintained until such time as the County Board of Supervisors accepts the offer of dedication. **(CR) (DPW)**
- b) Public utility easements as required by the serving utilities, excluding wetland preservation easements (WPE). **(CR) (DPW)**
- c) Dedicate 12.5 foot multi-purpose easements adjacent to all highway easements. **(CR) (DPW)**
- d) Slope easements for cuts and fills outside the highway easement. **(CR) (DPW)**
- e) Drainage easements as appropriate. **(CR) (DPW)**
- f) Fire protection and access easement(s) to Homeowner's Association. **(CR) (DPW)**
- g) An Irrevocable offer of dedication to Placer County for a Snow storage easement 20 feet in width adjacent to the new subdivision road to be constructed in Phase 2. **(CR) (DPW)**
- h) Easements as required for installation and maintenance of fuel reduction areas by the homeowners' association. **(SR/CR) (DPW)**

## VEGETATION & OTHER SENSITIVE NATURAL AREAS

14. Provide the DRC with a tree survey and arborist report (by an ISA Certified Arborist) depicting the exact location of all trees 6 inches dbh (diameter at breast height) or greater, or multiple trunk trees with an aggregate diameter of 10 inches dbh or greater, within 50 feet of any grading, road improvements, underground utilities, etc., and all trees 18 inches dbh or greater, located on the entire site, and any trees disturbed from off-site improvements (*i.e.*, road improvements, underground utilities, etc.). The tree survey shall include the sizes (diameter at 4' feet above ground), species of trees, spot elevations, and approximate driplines. Trees to be saved, or removed shall be shown on the survey, and superimposed over the site/grading plan, as well as all proposed improvements, including any underground utilities. The survey report shall be reviewed and approved by the DRC prior to any development activity on-site, including preliminary clearing or grading. **(CR) (PD)**

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15. Trees identified for removal, and/or trees with disturbance to their driplines, shall be replaced on-site, in an area to be reviewed and approved by the DRC, as follows:

a) Three, 15-gallon native trees for each tree removed, or a functional equivalent approved by the DRC as follows:

If replacement tree planting is authorized, the trees must be installed by the applicant and inspected and approved by the DRC prior to the issuance of a final Certificate of Occupancy by Placer County. At its discretion, the DRC may establish an alternate deadline for installation of mitigation replacement trees if weather or other circumstances prevent the completion of this requirement prior to the issuance of a Certificate of Occupancy. (CR/MM)

b) In lieu of the mitigation for tree removal listed above, a contribution of \$100 per protected tree for each tree removed or impacted shall be paid to the Placer County Tree Preservation Fund. If tree replacement mitigation fees are to be paid in the place of tree replacement mitigation planting, these fees must be paid prior to the issuance of a Building Permit, Grading Permit, or any other discretionary permit issued by Placer County. It should be noted that if the applicant chooses to pay for the tree removal, a mitigation monitoring plan will not be required.

**ADVISORY COMMENT:** The unauthorized disturbance to the dripline of a tree to be saved shall be cause for the Planning Commission to consider revocation of this permit/ approval. (CR/MM)

16. Temporary Construction Fencing: The applicant shall install a 4 foot tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

1) At the limits of construction, outside the dripline of all trees 6 inches dbh (diameter at breast height), or 10 inches dbh aggregate for multi-trunk trees, within 50 feet of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Tentative Map;

No development of this site, including grading, will be allowed until this condition is satisfied. Any encroachment within these areas, including driplines of trees to be saved, must first be approved by the DRC. No grading, clearing, storage of equipment or machinery, etc., may occur until a representative of the DRC has inspected and approved all temporary construction fencing. This includes both on-site and off-site improvements. Efforts should be made to save trees where feasible. This may include the use of retaining walls, planter islands, pavers, or other techniques commonly associated with tree preservation.

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Said fencing and a note reflecting this Condition shall be shown on the Improvement Plans. **(CR/MM) (PD/DPW)**

## **CULTURAL RESOURCES**

17. If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. **(SR/CR/MM) (PD)**

## **FEEES**

18. Pursuant to Section 21089 (b) of the California Public Resources Code and Section 711.4 et. seq. of the Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified fees are paid. The fees required are \$880 for projects with Environmental Impact Reports and \$1,280 for projects with Negative Declarations. Without the appropriate fee, the Notice of Determination (which the County is required to file within five calendar days of the project approval) is not operative, vested or final and shall not be accepted by the County Clerk. **(SR) (PD)**

19. **ADVISORY COMMENT:** Building Permits associated with this project shall be subject to payment of Placer County Facility Impact Fees (Ordinance #47-69-B, Article 2.120.010, formerly Chapter 38, of the *Placer County Code*) **(CR) (BD)**

20. The project proponent shall pay a Capital Fire Facilities Mitigation Fee, consistent with the current Board Resolution 1) **OFFICE OF EMERGENCY SERVICES at 2968 Richardson Drive, Auburn for the Placer County Fire District** prior to issuance of a Building Permit, Grading Permit, or Improvement Plans, whichever is first, for impacts generated by this project on **PLACER COUNTY** Fire Department's local fire protection facilities. **(CR) (ES)**

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21. Prior to issuance of any Building Permits, ~~T~~this project will be subject to the payment of traffic impact fees that are in effect in this area (Placer East fee district), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County DPW F prior to issuance of any Building Permits for the project:

A) County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code

The current combined estimated fee is ~~\$3,047.00~~ \$3,413.00 per ~~any new dwelling unit~~ single family dwelling. The fees were calculated using the information supplied. If either the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs. (CR) (DPW)

22. Pursuant to County Code Sections 15.34.010, 16.08.100 and/or 17.54.100 (D), a fee must be paid to Placer County for the development of park and recreation facilities. The fee to be paid is the fee in effect at final map recordation/building permit issuance. (For reference, the fee for single-family housing is currently ~~\$595-690~~ per lot to be paid at final map and ~~\$3,150~~ 3,680 per unit due when a building permit is issued.) Any lots created that are conditioned to be sold to and merged with adjoining lots, where those existing lots have existing dwellings, are not subject to the final map park fee. (PD/DFS)

## ENVIRONMENTAL HEALTH

23. Phase 4 Bear resistant garbage containers required per Placer County Code, Section 8.16,

24. Phase 4 Indicate on the Improvement Plans and Final Map or Development Notebook the location of each lot's approved minimum usable sewage disposal area. Notation shall be made on the documents that the shown sewage disposal area shall not be graded, compacted, or, in any way, altered or encumbered. (CR) (EHS)

25. Phase 4 The applicant shall provide a well on each lot. Such wells are to be located within the confines of said lot and not within an easement or common area and shall meet or exceed the minimum water yield requirements of Placer County Code, Article 16.04, formerly Chapter 19, and the County Land Development Manual VII.52. (CR) (EHS)

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26. Phase 4 The owner or occupant of each residence in this project shall subscribe to weekly mandatory refuse collection services from the refuse collection franchise holder. The Homeowners' Association shall be responsible for refuse collection service to all non-residential facilities within the project on the same basis. **(CR)** (EHS)

27. Phase 4 Construction noise emanating from any construction activities for which a Building Permit or Grading Permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- A) Monday through Friday, 6:00 AM to 8:00 PM
- B) Saturdays, 8:00 AM to 6:00 PM

This condition shall be noted on the Improvement Plans and in the Development Notebook, if one is required for this project.

**ADVISORY COMMENT:** Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions. **(CR)** (EHS/PD)

28. Phase 4 Prior to issuance of a residential building permit the applicant needs to verify that the following design features are included for each residential unit.

- All residences are oriented so that patios and decks used for outdoor socializing are located on opposite sides of the buildings from I-80.
- As a means of complying with the interior noise level criterion of 45 dB Ldn, all the residences shall be required to utilize STC 30 rated windows and doors on all building facades with a view of I-80. In addition, wall construction shall include either standard wood siding with an underlayer of 5/8-inch wood sheathing, a 3-coat stucco exterior façade, or a brick veneer.
- Mechanical ventilation would be required to allow occupants to close windows and doors for the appropriate acoustical isolation.

29. Phase 2 The following note shall accompany the final Phase 2 map: I-80 traffic and railroad noise affects this subdivision. Construction design features will be required at building permit issuance to mitigate traffic noise.

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## AIR POLLUTION

30. All woodburning devices installed in the project must be EPA-certified Phase II. Any fireplaces installed must have EPA-certified Phase 2 inserts. **(FR) (APCD)**

## MISCELLANEOUS

31. No lot shall be further divided. **(CR) (PD)**

32. Any future gated entry feature (in Phase 4) proposed by the applicant shall be returned to the Planning Commission for approval of a modification of the Conditional Use Permit. **(CR) (PD)**

33. This project is located within a "State Responsibility Area" and, as such, is subject to fire protection regulations established by the State Board of Forestry. Compliance with these regulations shall be evidenced by submittal of a letter from California Department of Forestry (CDF) to the Department of Public Works prior to Improvement Plan approval. CC&Rs shall include notification to future lot owners that said regulations include provisions applicable to residential construction. **(SR/CR) (DPW)**

34. Pursuant to Government Code, Section 66474.9(b), applicant(s) agrees as a condition of issuance and use of this Permit to defend, at their sole expense, any action brought against the County because of issuance of this Permit, or in the alternative, the relinquishment of such Permit. Applicant(s) will reimburse the County for any court costs and attorney's fees which the County may be awarded by a court, to pay, as a result of such action. The County may, at its sole discretion, participate in the defense of any such action, but such participation shall not relieve the applicant of their obligations under this condition. **(SR) (PD)**

35. The applicant shall, upon written request of the County, defend, indemnify, and hold harmless the County of Placer (County), the County Planning Commission, and its officers, agents, and employees, from any and all actions, lawsuits, claims, damages, or costs, including attorneys fees awarded by a court, arising out of or relating to the processing and/or approval by the County of Placer of that certain development project known as Cisco Grove Subdivision (PSUB20040093) (the Project). The applicant shall, upon written request of the County, pay or, at the County's option, reimburse the County for all costs for preparation of an administrative record required for any such action, including the costs of transcription, County staff time, and duplication. The County shall retain the right to elect to appear in and defend any such action on its own behalf regardless of any tender under this provision. This indemnification obligation is

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intended to include, but not be limited to, actions brought by third parties to invalidate any determination made by the County under the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) for the Project or any decisions made by the County relating to the approval of the Project. Upon request of the County, the applicant shall execute an agreement in a form approved by County Counsel incorporating the provisions of this condition. (CC)

## **CONDITIONS, COVENANTS, & RESTRICTIONS**

36. Prior to the filing of the Final Map, Conditions, Covenants, and Restrictions (CC&Rs) shall be prepared and submitted to and approved by the DPW, County Counsel, and other appropriate County Departments and shall contain provisions/notifications related to those issues raised in Conditions. (CR) (PD/DPW/EHS/APCD)

37. The applicants shall create a Homeowners' Association with certain specified duties/responsibilities. (CR) (DPW)

38. None of the provisions required by this condition of approval shall be altered without the prior written consent of Placer County. (CR) (PD/DPW/EHS/APCD)

## **NOTIFICATION TO FUTURE BUYERS**

39. Notification to all future owners that all outdoor lighting shall be shielded such that direct rays from the lamp are directed downward and do not cross property lines. Motion sensor lighting shall be encouraged to minimize night sky light pollution. (CR/MM) (PD)

40. Notification to all future owners that only Phase II EPA-certified woodburning devices can be installed in structures. (MM) (APCD)

## **MITIGATION MONITORING**

41. A Mitigation Monitoring Implementation Program (MMIP) for the replacement of native trees, prepared by an ISA certified arborist, Registered Forester, or Landscape Architect, shall be submitted to the Planning Department, in conjunction with the project's Improvement Plans for review and approval by the DRC. Said plan shall provide for a minimum of 29 native trees to be planted by the project developer within Phase 4 in a location(s) determined appropriate by the DRC. The Plan shall include a site plan that indicates the trees' location, installation and irrigation

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requirements and other standards to ensure the successful planting and continued growth of these trees.

Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. Access rights for monitoring and maintenance, if necessary, shall be provided to the project developer.

An annual monitoring report for a minimum period of two years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the developer of phase 4.

Prior to the approval of the Improvement Plans, a Letter of Credit or cash deposit in the amount of 125% of the accepted proposal shall be deposited with the Placer County Planning Department to assure on-going performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC. An amount equal to the cost for administrative and program review by the County shall be paid to Placer County and deducted from this deposit before the balance is returned to the applicant.

Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870).

An agreement between the applicant and County shall be prepared which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowners' association reneges. It should be noted that this condition will not apply if the applicant chooses to pay into the tree fund for the removed trees. (SR/CR/MMIP) (PD)

## EXERCISE OF PERMIT

42. The applicant shall have 36 months to exercise this tentative map. Unless exercised, this approval shall expire on July 6, 2007. (SR/CR) (PD)

43. This approval will allow for a one year Extension of Time to Cisco Grove Subdivision (PSUB 20040093) to expire on September 27, 2008.

The Tentative Subdivision Map has been granted several automatic extensions by the state through Senate Bill 1185 (1-year automatic extension) and Assembly Bills 333, 208, and 116 (consecutive 2-year automatic extensions). Collectively, the Senate Bill and Assembly Bills established an extended expiration date of September 27, 2015.

This Tentative Subdivision Map Extension of Time shall remain effective for 12 months ~~from~~ from the expiration date and shall expire on September 27, 2016, unless exercised before that date. (Staff corrected dates to be aligned with a one year extension of time.)

This Tentative Subdivision Map Extension of Time shall remain effective for 24 months from the expiration date and shall expire on September 27, 2018, unless exercised before that date.

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44. This approval allows for the creation of 11 lots and a modification to the subdivision to allow the elimination of 11 minor boundary line adjustments and the elimination of a 7.22 acre non-buildable lot, to allow for the creation of one 17.81 acre buildable lot in its place.

#### **TENTATIVE MAP**

45. The following note shall be placed as an "Informational Note" on the Final Map for Phase 2:

Building permits may be issued for Lot 7 shown hereon if the applicant complies with all applicable provisions of the Flood Damage Prevention Regulations (Article 15.52).

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SEPTEMBER 2007  
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# NOTICE OF DETERMINATION

To: Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

County Clerk, County of Placer  
2952 Richardson Drive  
Auburn, CA 95603

From: Placer County Planning Department  
11414 B Avenue  
Auburn, CA 95603

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Cisco Grove Subdivision ((EIAQ-3765/PSUB-T-20040093))

Project Title

2004042139	Michael Wells	(530) 886-3000
State Clearinghouse Number	Lead Agency	Area Code/Telephone Number
(If applicable)	Contact Person	

Project Location: Placer County - Cisco Grove near Hampshire Rocks Road (APN 066-070-029, 066-070-004, 066-290-015)

Project Description: 68± acre subdivision in four phases which will result in 5 new building sites, 1 non-valid building site and 18 boundary line adjustments.

This is to advise that Placer County, acting as the Lead Agency ☒ Responsible Agency ☐, approved the above project on June 24, 2004. The following determination regarding the above-described project has been made:

- The project will ☐ will not ☒ have a significant effect on the environment.
- A Statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
- ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA, and fees in the amount of \$880.00 are hereby transmitted in accordance with Section 711.4 of the California Fish and Game Code (\$850.00 Fish and Game fees, \$30.00 County Clerk Posting Fee).
- ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and fees in the amount of \$1,280.00 are hereby transmitted in accordance with Section 711.4 of the California Fish and Game Code (\$1,250.00 Fish and Game fees, \$30.00 County Clerk Posting fee).
- Mitigation Measures ☒ were ☐ were not made a condition of approval of the project.
- Findings ☒ were ☐ were not made a condition of approval of the project.
- Certification: (de minimis impact finding)

☐ I hereby certify that the public agency has made a finding that the project will not individually or cumulatively have effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code. A \$30.00 Posting fee is hereby transmitted to the County Clerk.

<u>Michael Wells</u>	30 JUN 04	SENIOR PLANNER
SIGNATURE (PUBLIC AGENCY)	DATE	TITLE
Michael Wells		

RECORDS CERTIFICATION:

POSTED JUL 01 2004  
through  
JIM MCCAULEY, COUNTY CLERK  
By [Signature]  
Deputy Clerk

RECEIVED  
JUL 07 2004  
PLANNING DEPT.

FILED

JUL - 1 2004

JIM MCCAULEY  
PLACER COUNTY CLERK

BY [Signature]  
Deputy Clerk

ATTACHMENT D



PSUB 2004 0093



PLACER COUNTY PLANNING DEPARTMENT  
11414 B AVENUE  
AUBURN, CA 95603

## NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this Negative Declaration has been prepared.

☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A Mitigated Negative Declaration has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

### PROJECT INFORMATION:

Title: Cisco Grove Subdivision (EIAQ-3765)

**Description:** Proposal to subdivide approximately 68 acres in four phases. Phase 1 consists of creating five lots that will be sold to and combined with five adjacent lots. This will result in five larger properties that will contain existing structures and utilities.

Phase 2 consists of creating three lots that will be sold to and combined with two adjacent lots resulting in two larger properties that will contain existing structures and utilities, OR consist of creating one new lot that will conform to minimum lot size requirements.

Phase 3 consists of 13 lots of which one will be created as a non-valid building site, and one will be created as a large lot. The remaining 11 lots will also be combined with existing lots, or become part of the non-valid building site lot, or become part of the large lot. This phase includes abandonment of a short piece of existing road right of way and dedication of new pieces of right of way. No road construction will occur as adjoining properties currently have physical vehicular access.

Phase 4 consists of five new lots, on the Phase 3 large lot, access via a new road constructed to County standards. Sewer and water service will be by private leach field and well.

This area of Cisco Grove was developed many years ago when no development regulations existed. This project will result in an upgrading of these properties.

**Location:** Cisco Grove on the north side of I-80, Placer County (APN 066-070-029, 030; 066-290-004, 015)

**Project Proponent:** QWODO LLC & MCTANAUS LLC

**County Contact Person:** George Rosasco

**Telephone No.** (530) 886-3000

### PUBLIC NOTICE:

The comment period for this document closes on May 31, 2004. A copy of the Negative Declaration is available for public review at the Planning Department public counter and at the Auburn-Placer County Library. Property owners within 300 feet of the subject site

RECEIVED  
AUG 09 2004  
PLANNING DEPT.

POSTED MAY 07 2004  
through 08/05/2004  
JIM MCCAULEY, COUNTY CLERK  
By D. Hedman  
Deputy Clerk

20




Placer County Planning Department at (530) 886-3000 between the hours of 8:00 a.m. and 5:00 p.m. at 11414 "B" Avenue, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

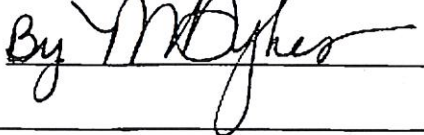
RECORDER'S CERTIFICATION:

The owner/applicant hereby accepts the mitigation measures as outlined in the attached initial study.

Signature of Owner and/or Applicant  
QWODO LLC



MCTANAUS LLC

By 

Please Print

Jim Gould, Member

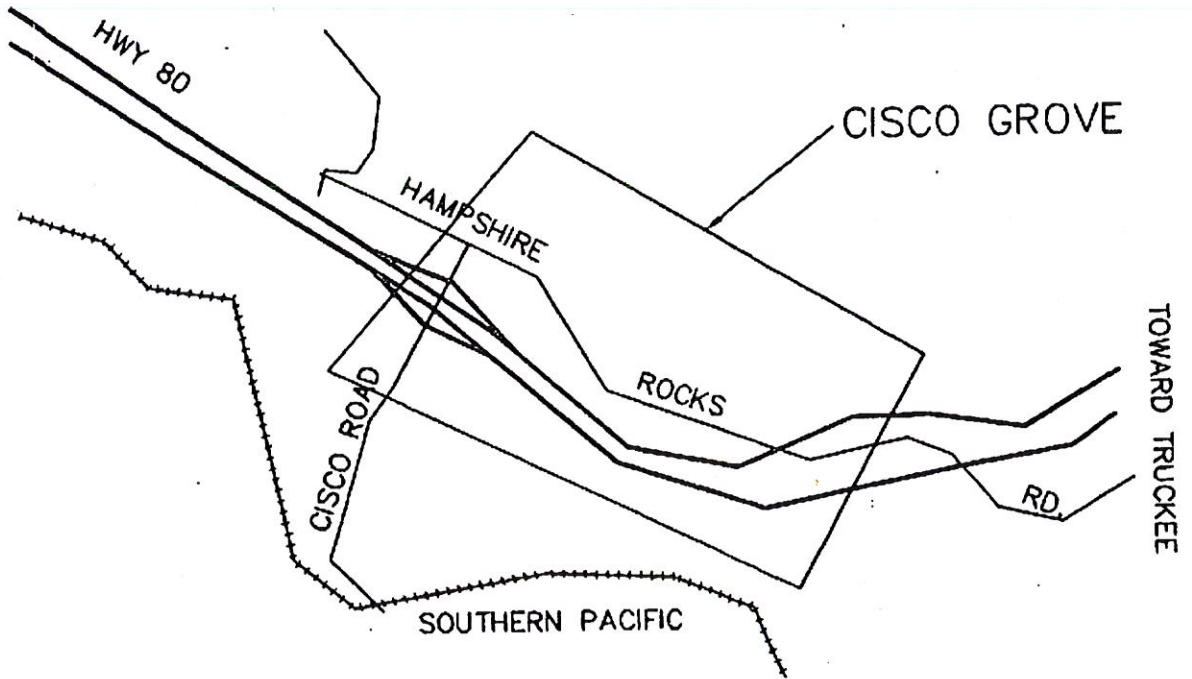
Date: 4.22.04

Michelle Gould Dykes, Member

Date: 4/22/04

VICINITY MAP  
N.T.S.

TOWARD EMIGRANT GAP







## PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue, Auburn, CA 95603 (530) 886-3000/FAX (530) 886-3080

### INITIAL STUDY

*In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.*

#### I. BACKGROUND

**TITLE OF PROJECT:** Cisco Grove Subdivision (EIAQ-3765)

**Environmental Setting:** The property is located in Cisco Grove on the north side of I-80 and consists of mountain terrain covered mostly in conifer forest with the south fork of the Yuba River bordering Phases 1 and 2 of the project.

**Project Description:** Proposal to subdivide approximately 68 acres in four phases. Phase 1 consists of creating five lots that will be sold to and combined with five adjacent lots. This will result in five larger properties that will contain existing structures and utilities.

Phase 2 consists of creating three lots that will be sold to and combined with two adjacent lots resulting in two larger properties that will contain existing structures and utilities, OR consist of creating one new lot that will conform to minimum lot size requirements.

Phase 3 consists of 13 lots of which one will be created as a non-valid building site and one will be created as a large lot. The remaining 11 lots will also be combined with existing lots, or become part of the non-valid building site lot, or become part of the large lot. This phase includes abandonment of a short piece of existing road right of way and dedication of new pieces of right of way. No road construction will occur as adjoining properties currently have physical vehicular access.

Phase 4 consists of five new lots, on the Phase 3 large lot, access via a new road constructed to County standards. Sewer and water service will be by private leach field and well.

This area of Cisco Grove was developed many years ago when no development regulations existed. This project will result in an upgrading of these properties.

#### II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).

- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached, and other sources used, or individuals contacted, should be cited in the discussion.

**1. LAND USE PLANNING.** Would the proposal:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans?                                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**2. POPULATION AND HOUSING.** Would the proposal:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|



Environmental Issues (See attachments for information sources)		No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
---	--	-----------	------------------------------------	--	--------------------------------------

b.	Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c.	Displace existing housing, especially affordable housing?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. <b>GEOLOGIC PROBLEMS.</b> Would the proposal result in or expose people to potential impacts involving:					
a.	Unstable earth conditions or changes in geologic substructures?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Significant disruptions, displacements, compaction or overcrowding of the soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c.	Substantial change in topography or ground surface relief features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	The destruction, covering or modification of any unique geologic or physical features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Any significant increase in wind or water erosion of soils, either on or off the site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f.	Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### **Department of Public Works**

**Discussion:** Item 3a - The project involves on-site improvements including driveways, utilities, road improvements and home sites. The applicant has proposed the following mitigation measure to reduce this impact to a less than significant level.

#### **Mitigation:**

ip23 With Phase 4, the applicant shall submit to DPW, for review and approval, a Geotechnical Engineering Report prepared by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:

- Road, pavement and parking area design
- Structural foundation, including retaining wall design (if applicable)
- Grading practices
- Erosion/winterization
- Special problems discovered on-site (i.e., groundwater, expansive or unstable soils, etc.)
- Slope stability

Once approved by the DPW, two copies of the final report shall be provided to the DPW and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, would lead to structural defects, additional investigations, prior to issuance of building permits, may be required. This shall be so noted in the CC&R's and on the Informational Sheet filed with the Final Map. It is the responsibility of the developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.

**Discussion: Item 3b** - The proposed project will impact the soil during the construction of the road improvements, utilities, driveways and home sites. The applicant has proposed the following mitigation measures to reduce these impacts to a less than significant level.

**Mitigation:**

ip2 With Phase 4, the applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM]) that are in effect at the time of submittal to the DPW for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements. On-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans.

The applicant shall pay plan check and inspection fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required, as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record Drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the DPW prior to acceptance by the County of site improvements.

ip8 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, formerly Chapter 29, Placer County Code) that are in effect at the time of submittal. No grading, clearing or tree disturbance shall occur until the Improvement Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal/vertical) unless a soils report supports a steeper slope and DPW concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off the pavement to the satisfaction of the DPW. Submit to the DPW a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance and/or pad elevations, the plans shall be reviewed by the DRC/DPW for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/DPW to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

ip23 Refer to Item 3a for the text of this mitigation.



**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**Discussion: Item 3c** - Development of this project will involve minor cuts and fills and an estimated 700 cubic yards in earthwork quantities. The applicant has proposed the following mitigation measures to reduce potential impacts to a less than significant level.

**Mitigation:**

ip2 Refer to Item 3b for the text of this mitigation.

ip8 Refer to Item 3b for the text of this mitigation.

ip23 Refer to Item 3a for the text of this mitigation.

**Discussion: Item 3e** - The project will include grading and other earthwork activities in order to install site improvements. This could cause an increase in wind and/or water erosion of the soils in stockpiles, embankments and areas disturbed by construction activities. The applicant has proposed the following mitigation measures to reduce potential impacts to a less than significant level.

**Mitigation:**

ip2 Refer to Item 3b for the text of this mitigation.

ip8 Refer to Item 3b for the text of this mitigation.

ip10 Prepare and submit with the project Improvement Plans (at the time Phase 4 is developed), a drainage report (per the requirements of Section 5 of the LDM that are in effect at the time of submittal) to the DPW for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall address storm drainage during construction and thereafter and shall propose "Best Management Practice" (BMP) measures to reduce erosion, water quality degradation, etc. Said BMP measures for this project shall include: filter fabric fencing, construction management techniques, erosion protection at culvert outfall locations, grass lined swales, rock flow spreaders, revegetation and landscaping.

**4. WATER: Would the proposal result in?**

- |   |                                     |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Exposure of people or property to water related hazards such as flooding?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Changes in currents, or the course or direction of water movements?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| g. Altered direction or rate of flow of groundwater?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Department of Public Works**

**Discussion: Item 4a** - The project will result in a slight increase in flows or runoff volume but the quantity will be negligible due to the relatively small area involved compared with the total watershed area (52 square miles) and the project's rural nature.

**Discussion: Item 4c** - The project will include the construction of road improvements, utilities and building sites. Soil will be disturbed during the construction phase and erosion is possible both during and after construction. The applicant has submitted a preliminary drainage report including BMP's. The applicant has proposed the following mitigation measures to reduce potential impacts to a less than significant level.

**Mitigation:**

- ip2 Refer to Item 3b for the text of this mitigation.  
ip8 Refer to Item 3b for the text of this mitigation.  
ip10 Refer to Item 3e for the text of this mitigation.

**5. AIR QUALITY** Would the proposal:

- |  |                                     |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation?                           | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Create objectionable odors?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |

**Air Quality Control Board**

**Discussion:**

This project is located in the Mountain County Valley Air Basin portion of Placer County. This area is non-attainment for both the state and federal ozone standards and is non-attainment for the state particulate matter standards. The project's short-term construction and long-term operational emissions will not exceed the District's significant thresholds. However, the project would contribute to the significant cumulative air quality impacts occurring within the planning area.



**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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The District has identified mitigation measures that should be implemented by the project to ensure the project's contribution to cumulative air quality impacts will remain below the significant level.

**Mitigations:**

1. Use of low VOC coatings per District Rule 218 Architectural Coatings.
2. Install low nitrogen oxide (NOx) hot water heaters.
3. Only U.S. EPA Phase II certified wood-burning devices shall be installed in single-family residences. Masonry fireplaces must have installed UL listed natural gas fire boxes or meet EPA Phase II emission standards. The emission potential from each residence shall not exceed 7.5 grams per hour.
4. The project shall implement an offsite mitigation program with Phase 4, coordinated through the District, to offset the project's long-term ozone precursor emissions. In lieu of each individual project implementing the own offsite mitigation program, the applicant can choose to pay an equivalent amount of money into the District's Air Quality Mitigation Fund. The District provides monetary incentives to sources of air pollutant emissions within the projects general vicinities that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program has been implemented by a number of projects in Placer County and is considered a feasible mitigation measure for this project to implement.

**6. TRANSPORTATION/CIRCULATION. Would the proposal result in:**

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                          | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Department of Public Works**

**Discussion:** Item 6a - Development of this project will have a cumulative impact on the transportation system. The applicant has proposed the following mitigation measures to reduce potential impacts to a less than significant level.

**Mitigation:** rt1 Construct the subdivision road on-site to a Rural Minor (Plate 2 LDM) standard. The road and storm drainage shall be maintained by the Home Owners Association. The subdivision road shall be designed to meet 25-mph design speed criteria, as specified in the latest version of the Caltrans Highway Design Manual unless otherwise approved by DPW. The roadway structural section shall be designed for a Traffic Index of 5.0 (Ref. Section 4, LDM).

rt3 Construct a public road entrance onto Hampshire Rocks Road to a Plate 27, LDM standard. The design speed of the roadway shall be 35 mph, unless an alternate design speed is approved by the DPW. The improvements shall begin at the

**Environmental Issues**  
(See attachments for information sources)

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outside edge of any future lane(s) as directed by the DPW. An Encroachment Permit shall be obtained by the applicant or authorized agent from DPW.

**f7 ADVISORY COMMENT:** This project is subject to payment of traffic impact fees as prescribed by the Placer County Road Network Traffic Limitation Zone and Traffic Fee Program. The current estimated fee is \$2,539 per any new dwelling unit, however, the actual fee paid will be that in effect at the time payment occurs. This fee is payable prior to the issuance of any Building Permit on any lot or for any portion of the project.

**7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:**

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including:  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 1) Wetland areas including vernal pools;  |                                     |                          |                                     |                          |
| 2) Stream environment zones;  |                                     |                          |                                     |                          |
| 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;   |                                     |                          |                                     |                          |
| 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;   |                                     |                          |                                     |                          |
| 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway; |                                     |                          |                                     |                          |
| 6) Important spawning areas for anadromous fish?  |                                     |                          |                                     |                          |

**Planning Department**

**Discussion:** The creation of parcels during Phase 1 and 2 are for the sole purpose of adjusting property to adjoining lots which are already developed. Additionally, most of these have for numerous years used the property which they are proposing to acquire as part of this project. So while it appears that Phase 1 and 2 are creating lots that would impact the Yuba River corridor they are only creating parcels that accurately reflect areas of use by existing residence.

The development of the project will result in the removal of 29 native trees over 6 inches in diameter.

**Mitigation:** The applicant shall mitigate for the 29 native trees by providing the Development Review Committee (DRC) with a tree survey which depicts all trees 6" dbh (at breast height) or greater or multiple trunk trees with an aggregate diameter of 10" dbh or greater which are to be removed, or have disturbance in their driplines as part of the project. Trees identified for removal and/or trees with disturbance to their driplines shall be replaced onsite, in an area approved by the DRC at a ratio of 3-5 gallon trees for each 1 removed, or \$100 may be paid into the tree fund for each tree removed. This condition must be met prior to the improvements for the project being installed or prior to the map going to record, whichever occurs first.



**Environmental Issues**  
(See attachments for information sources)

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**8. ENERGY AND MINERAL RESOURCES.** Would the proposal:

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**9. HAZARDS.** Would the proposal involve:

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**10. NOISE.** Would the proposal result in:

- |  |                                     |                          |                                     |                          |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels?                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Environmental Health**

**Discussion:** The proposed five new parcels will be exposed to I-80 traffic noise. Traffic noise levels at these lots is expected to exceed County standards.

**Mitigation:** House windows and exterior wall construction will need to exceed minimum standards. Houses will need to be oriented so that patios and decks are located on the opposite side of the structure from I-80.

**11. PUBLIC SERVICES.** Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

- |                        |                          |                                     |                          |                          |
|------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection?    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Schools?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services?                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

**Discussion:** The proposed project will have a less than significant impact on government services as it is only creating five new building sites.

**Mitigation:** As part of the project will serve letters will be required from each of the above agencies. Any conditions of those will serve letters will need to be met prior to the proposed map going to record.

**12. UTILITIES AND SERVICE SYSTEMS:** Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Power or natural gas?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities?           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal?                             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies?                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**13. AESTHETICS:** Would the proposal:

- |   |                                     |                                     |                          |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway?       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects?         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

**Planning Department**

**Discussion:** The project as proposed will result in the construction of five new residences. It is anticipated that they will blend in with the other development in the area and have no significant negative aesthetic impact.



**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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**14. CULTURAL RESOURCES. Would the proposal:**

- |   |                                     |                          |                                     |                          |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Disturb paleontological resources?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources?  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources?   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area?                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Planning Department**

**Discussion:** The project site contains an Indian grinding rock site. This will not be disturbed as part of the project.

**Mitigation:** The Indian grinding rock site shall have a 10' setback/buffer area placed around it as part of the project which shall prevent it from being disturbed as a result of the project.

If archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during and onsite construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologists retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s).

If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for this project.

Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements which provide protection of the site and/or additional mitigation measures necessary to address the unique or sensitive nature of the site.

**15. RECREATION. Would the proposal:**

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities?  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**III. MANDATORY FINDINGS OF SIGNIFICANCE**

- |   |                                     |                          |                          |                          |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|

**Environmental Issues**  
(See attachments for information sources)

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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or animals, or eliminate important examples of the major periods of California history or prehistory?

- |  |                                     |                          |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

#### IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151; *Sundstrom v. County of Mendocino*, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

#### V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> California Department of Fish and Game                  | <input type="checkbox"/> Local Agency Formation Commission (LAFCo)    |
| <input checked="" type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services     |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board         | <input type="checkbox"/> California Integrated Waste Management Board |
| <input type="checkbox"/> California Department of Forestry                                  | <input type="checkbox"/> Tahoe Regional Planning Agency               |
| <input type="checkbox"/> U.S. Army Corp of Engineers  | <input type="checkbox"/> California Department of Toxic Substances    |
| <input type="checkbox"/> U.S. Fish and Wildlife Service                                     | <input type="checkbox"/>  |
| <input type="checkbox"/> National Marine Fisheries Service                                  |   |



**VI. DETERMINATION (to be completed by the Lead Agency)**

- A. I find that the proposed project is categorically exempt (Class \_\_\_\_ ) from the provisions of CEQA. ☐
- B. I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☐
- C. I find that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒
- D. I find that the proposed project is within the scope of impacts addressed in an previously adopted Negative Declaration, and that only minor technical changes and/or additions are necessary to ensure its adequacy for the project. An **ADDENDUM TO THE PREVIOUSLY-ADOPTED NEGATIVE DECLARATION** will be prepared. ☐
- E. I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required (i.e. Project, Program, or Master EIR). ☐
- F. I find that the proposed project **MAY** have a significant effect(s) on the environment, and at least one effect has not been adequately analyzed in an earlier document pursuant to applicable legal standards. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets (see Section IV above). An **ENVIRONMENTAL IMPACT REPORT** will be prepared to address those effect(s) that remain outstanding (i.e. focused, subsequent, or supplemental EIR). ☐
- G. I find that the proposed project is within the scope of impacts addressed in a previously certified EIR, and that some changes and/or additions are necessary, but none of the conditions requiring a Subsequent or Supplemental EIR exist. An **ADDENDUM TO THE PREVIOUSLY-CERTIFIED EIR** will be prepared. ☐
- H. I find that the proposed project is within the scope of impacts addressed in a previously-certified Program EIR, and that no new effects will occur nor new mitigation measures are required. Potentially significant impacts and mitigation measures that have been adequately addressed in an earlier document are described on attached sheets, including applicable mitigation measures that are imposed upon the proposed project (see Section IV above). **NO FURTHER ENVIRONMENTAL DOCUMENT** will be prepared [see CEQA Guidelines, Section 15168(c)(2)], 15180, 15181, 15182, 15183. ☐

**VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):**

George Rosasco, Planning Department  
Michael Foster, Department of Public Works  
Roger Davies, Environmental Health Services  
David Vintze, Air Pollution Control District

Signature: \_\_\_\_\_

ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

Date

4-22-04

**Mitigation Monitoring Program –  
Mitigated Negative Declaration PLUS # EIAQ 3765  
for Gould/Cisco Grove Subdivision**

Section 21081.6 of the Public Resources Code requires all public agencies to establish monitoring or reporting procedures for mitigation measures adopted as a condition of project approval in order to mitigate or avoid significant effects on the environment. Monitoring of such mitigation measures may extend through project permitting, construction, and project operations, as necessary.

Said monitoring shall be accomplished by the county's standard mitigation monitoring program and/or a project specific mitigation reporting program as defined in Placer County Code Chapter 18.28, Mitigation Monitoring and Reporting Program.

**Standard Mitigation Monitoring Program (pre project implementation):**

The following mitigation monitoring program (and following project specific reporting plan, when required) shall be utilized by Placer County to implement Public Resources Code Section 21081.6. Mitigation measures adopted for discretionary projects must be included as conditions of approval for that project. Compliance with conditions of approval is monitored by the county through a variety of permit processes as described below. The issuance of any of these permits or county actions which must be preceded by a verification that certain conditions of approval/mitigation measures have been met, shall serve as the required monitoring of those condition of approval/mitigation measures. These actions include design review approval, improvement plan approval, improvement construction inspection, encroachment permit, recordation of a final map, acceptance of subdivision improvements as complete, building permit approval, and/or certification of occupancy.

The following mitigation measures, identified in the Mitigated Negative Declaration, have been adopted as conditions of approval on the project's discretionary permit and will be monitored according to the above Standard Mitigation Monitoring Program verification process:

Condition #'s 2, 6, 8, 15, 16, 17, 39, 40, 41

**Project Specific Reporting Plan (post project implementation):**

The reporting plan component is intended to provide for on-going monitoring after project construction to ensure mitigation measures remain effective for a designated period of time. Said reporting plans shall contain all components identified in Chapter 18.28.050 of the County code, Environmental Review Ordinance- "Contents of project specific reporting plan."

The following reporting plan has been adopted for this project and is included as conditions of approval on the discretionary permit: